

STATE OF TEXAS
COUNTY FORT BEND
CITY OF FULSHEAR

CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441

Phone: 281-346-1796 Fax: 281-346-2556

PLANNING AND ZONING COMMISSION MINUTES NOVEMBER 8, 2013

1. Call to Order

A Special Meeting of the Planning and Zoning Commission was called to order by Chairman, Derek Einkauf in the City Hall located at 30603 F. M. 1093 Road, Fulshear, Texas 77441 on Friday, November 8, 2013 at 8:05 a.m.

2. Quorum

Chairman Einkauf announced that a quorum was present.

Members Present:

*Derek Einkauf, Chairman
David Worley, Co-Chairman
Bill Archer*

Members Absent:

*Mike Lavengco
Terry Cozart
Harold Collins
One vacancy*

City Staff:

*D. Gordon Offord, City Secretary
C. J. Snipes, City Administrator
David Leyendecker, City Engineer
Catarina Gonzales, Assistant City Attorney came at 8:30 a.m.*

Others Present:

*Rene Rodriguez
L. Beustring
And two others who did not sign in*

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3. Consider and take action on Tamarron Section 1/Final Plat

A motion was made by Planning and Zoning Member Worley to approve Tamarron Section 1 Final Plat. It was seconded by Planning and Zoning Member Archer. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Archer, Einkauf, and Worley

Nays: None

Absent: Planning and Zoning Member Collins, Cozart, and Lavengco

4. Consider and take action on Tamarron Section 2/ Final Plat

A motion was made by Planning and Zoning Member Worley to approve Tamarron Section 2 Final Plat. It was seconded by Planning and Zoning Member Archer. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Archer, Einkauf, and Worley

Nays: None

Absent: Planning and Zoning Member Collins, Cozart, and Lavengco

5. Consider and take action on Tamarron Access Road and Reserves/ Final Plat

A motion was made by Planning and Zoning Member Worley to approve Tamarron Access Road and Reserves Final Plat. It was seconded by Planning and Zoning Member Archer. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Archer, Einkauf, and Worley

Nays: None

Absent: Planning and Zoning Member Collins, Cozart, and Lavengco

6. Consider and take action on CCC Ranch Replat/ 5.0067 acres being Lot 23 of North Fulshear Estates/ Preliminary Plat

A motion was made by Planning and Zoning Member Archer to approve CCC Ranch Replat/5.0067 acres being Lot 23 of North Fulshear Estates/Preliminary Plat. It was seconded by Planning and Zoning Member Worley. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Archer, Einkauf, and Worley

Nays: None

Absent: Planning and Zoning Member Collins, Cozart, and Lavengco

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Chairman Einkauf announced that the Commission would recess for 20 minutes and reconvene back into session at 8:30 which is time scheduled to do the Public Hearing.

7. PUBLIC HEARING

Notice is hereby given that a public hearing shall be held by the Planning and Zoning Commission of the City Fulshear at its meeting Friday, November 8, 2013 at 8:30 AM, in the Fulshear City Hall, Council Chambers located at 30603 FM 1093 West, Fulshear, Texas 77441.

The purpose of the hearing is to receive comments from interested individuals regarding revisions to the City's Zoning Ordinance. Specifically the addition of provisions including:

- 1) The addition of a definition for the term "Tattoo Parlor";**
- 2) Modification of the density requirement for Multi-Family Housing;**
- 3) Clarification on the Minimum Lot Sizes for Commercial Property;**
- 4) Modification of the Parking requirements for Multi-Family Housing;**
- 5) Changes to the uses permitted by Right and Special Use within the Commercial District; and**
- 6) Regulations for Alternative Financial Services Businesses.**

A copy of the proposed Zoning Ordinance Amendments are available in the office of the City Secretary, City Hall, 30603 FM 1093 West, Fulshear, Texas 77441.

The Public Hearing was opened at 8:32 a.m. There was some discussion among the Commission Members. There were no comments from the audience. The Public Hearing was closed at 8:39 a.m.

8. Consider and take action on proposed Zoning Ordinance Amendments

A motion was made by Planning and Zoning Member Worley to approve the proposed Zoning Ordinance Amendments. It was seconded by Planning and Zoning Member Archer. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Archer, Einkauf, and Worley

Nays: None

Absent: Planning and Zoning Member Collins, Cozart, and Lavengco

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9. Adjourn

A motion was made by Planning and Zoning Member Worley to adjourn. It was seconded by Planning and Zoning Member Archer. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Archer, Einkauf, and Worley

Nays: None

Absent: Planning and Zoning Member Collins, Cozart, and Lavengco

Chairman Einkauf announced that we are now adjourned.